

Fremont Conservation Commission
07-24-06 Minutes

Fremont Conservation Commission
Minutes of July 24, 2006
Approved August 7, 2006

Present: Chairman Jack Karcz, Members Janice O'Brien, Tina Sturdivant, Alternate Pat deBeer, Recording Secretary Meredith Bolduc.

Chrm. Karcz appointed Alt. DeBeer as a voting member for this meeting.

PRIME WETLANDS STUDY

The Commission received and reviewed the Proposal for Wetland Inventory/PrimeWetland Study submitted by Mark West. This Scope of Services included a total cost estimate of \$20,080.00 as well as "Attachment A", which is a detailed rates and prices breakdown of Phase 2b, to be funded by an NHEP Grant, as requested by Jody Castallo of that agency. It also included completion dates as requested by the Selectmen. It was noted that the final New Hampshire Estuaries Program (NHEP) grant awarded was increased to \$9,000.00.

The contract was signed by Chrm. Karcz and Mbr. O'Brien.

MINUTES

Mbr. O'Brien made the motion to accept the minutes of the July 10, 2006 meetings as written.

Motion seconded by Alt. deBeer with unanimous favorable vote.

GLEN OAKES

Mbr. O'Brien reported that the Glen Oakes sign, purchased from the NH Forest Society, will be delivered and installed on Friday August 4, 2006. The price of the sign will come out of the Current Use account.

Chrm. Karcz stated that there is no management plan and no forester for the Glen Oakes property. This prompted a discussion on the matter and it was decided that Charlie Moreno will be contacted to see if he wants to be the forester since he is the forester for Fremont's Oak Ridge Property and the Conservation Commission Members are pleased with his work. Mbr. O'Brien stated that NROC can help with a management plan.

NATURAL RESOURCES OUTREACH COALITION (NROC)

Mbr. O'Brien reported that the NROC Team is scheduled to meeting with the Open Space Committee on July 25, 2006 for the purpose of reviewing the Natural Resources Inventory Maps to begin developing a strategy for a conservation plan by evaluating possible properties for consideration of high priority areas for

protection. Chrm. Karcz stated that the purpose may be modified to instead work on a Glen Oakes management plan.

Fremont Conservation Commission

07-24-06 Minutes

BUDGET and TREASURERS REPORT

A correspondence was previously sent to Town Treasurer Kimberly Dunbar explaining that the \$2,550.00 that was paid out of the Residual Fund in December for surveying the Glen Oakes property should actually have come from the Current Use Fund and requesting that it be transferred back into the Residual account, if possible. Chrm. Karcz reported that on July 11, 2006 he met with Kimberly and she agreed that the requested transfer was not a problem. Chrm. Karcz reported that the Commission has received an updated balance sheet showing the transfer and corrected balances.

Chrm. Karcz also reported that as a result of the conversation with Kimberly it was understood that any budgetary spending comes from the Conservation Budget as approved by the Town and that any special projects other than those budgeted for by the Town, i.e. Smith property survey, would come from the Current Use Fund. Shortage of line item funds can also come from the Residual Fund. The Funds for Open Space can be taken from the Current Years Conservation Commission budget, Current Use or the Residual funds depending upon the project and scope of the necessary spending, i.e. postage or advertising.

Mrs. Bolduc reported that Kimberly has agreed to send the Commission an updated balance sheet with each withdrawal or deposit. Hopefully this clears up any confusion relative to the balance sheet.

The Board received the expenditure report through June along with a correspondence from Heidi stating that the 2007 core budget needs to be submitted to her by September 1, 2006.

Mbr. O'Brien made the motion to reimburse Alt. deBeer for the Watershed Ecology Institute training workshop in the amount of \$145.00 from the Residual Account.

Motion seconded by Mbr. Sturdivant with unanimous favorable vote.

OAK RIDGE

Chrm. Karcz reported that he attended the Selectmen's July 20, 2006 meeting, at which they accepted the \$1,500.00 grant from the NH Trails Bureau for the creation of the Oak Ridge Nature Trail on the Town-owned Oak Ridge Conservation lands in the Tavern and North Road area. The grant runs through June 30, 2007. He further reported that the Selectmen approved the expenditure of the \$1500.00 to come from this years Conservation Commission budget. Heidi gave him a copy of the agreement she has sent to DRED.

Chrm. Karcz stated that he recently walked the proposed trail with Bob O'Brien & John Ste. Marie. He added that he had previously walked it from a different course with Mbr. Knee. There was a discussion relative to the scope and area of the project. Chrm. Karcz added that Bob & John made suggestions and that may require another walk to assure agreement of the project. Mbr. O'Brien offered to find out when the Scouts will be available to begin to work on the trail.

Mrs. Bolduc reported that on July 20, 2006 she spoke with Bill Gegas of NHDRED Trails Bureau who related that the contract for the Oak Ridge Trail project has been received and is awaiting signatures of the

Director, Commissioner and Attorney General. He will send notification when those signatures are secured. The project is to stay within the "logged" area.

Fremont Conservation Commission

07-24-06 Minutes

ERLAC

Mbr. Sturdivant reported that there are no ERLAC meetings until August and at that meeting the signs should be discussed. Chrm. Karcz asked her to find out if the ERLAC dues are anticipated to increase or remain the same for 2007.

LOON POND

Mbr. O'Brien stated that Realtor Brad Lake has a purchase and sale agreement with the owner of the Loon Pond area property that the Commission was interested in exploring acquisition of. Mbr. O'Brien stated that Mr. Lake has agreed to an appraisal. She added that she has advised him that the Town Attorney may want to have him sign an agreement and she is waiting now for his response.

POINT OF ORDER

8:55 pm: Chrm. Karcz removed himself from the Commission as he is an abutter to the property of the next agenda item.

CURRIER, William & Joanne

Map 1 Lot 048

The Commission received a notice of a ZBA Public Hearing for William & Joanne Currier relative to requests for Special Exceptions from Fremont Zoning Article IX Section H for proposed Map 1 Lot 048.6 to allow the construction of a proposed driveway closer than one hundred (100) feet to a wetland/watershed protection area; and proposed Map 1 Lots 048-4, 048-6 and 048-7 to allow the proposed placement of a well, including associated drainage on each lot, closer than one hundred (100') feet to a wetlands/watershed protection area.

The Commission received a correspondence from William & Joanne Currier, Map 1 Lot 048, requesting a written referral from the Conservation Commission to the Zoning Board of Adjustment as per Fremont Zoning Article IX Section H. Attached was plan # 1253-2 drawn by Blaisdell Survey dated June 9, 2006. After a discussion relative to the project and area wetlands, the letter of referral stating that the proposed use does not conform to the Fremont Zoning Regulations was written and approved by the Members.

Mbr. O'Brien authored comments for the comment sheet that was also submitted. The following was approved by the Members; "Shared driveways on lot 48.6 & 48.7 be restricted to gravel construction only. No impervious surfaces to be created by the proposed shared driveway. This restriction to be stated both as a note on the approved plan and should be a required deed restriction. Silt fences and other appropriate materials should be used to minimize wetland impact during construction at wells on lots 48.6 & 48.4."

There was a further discussion relative to the proposed plan and the large wetlands in the area.

POINT OF ORDER

9:25 pm: Chrm. Karcz rejoined the meeting.

Fremont Conservation Commission

07-24-06 Minutes

ZONING

There was a general conversation relative to the Fremont Zoning Regulations as they pertain to wetlands and watershed setbacks. The members discussed the need for a precise definition of what constitutes a structure and whether or not a driveway should be considered a structure. Also discussed was whether or not the lack of a precise definition of a structure and whether or not a driveway is a structure is having a negative impact on preserving the function and health of Fremont's wetlands. There was also a discussion relative to Special Exception and Mrs. Bolduc explained the Special Exception criteria.

Mbr. O'Brien made the motion to adjourn at 9:55 pm.

Motion seconded by Alt. deBeer with unanimous favorable vote.

Respectfully submitted,
Meredith Bolduc